

**FLATHEAD COUNTY PLANNING BOARD
MINUTES OF THE MEETING
NOVEMBER 9, 2005**

- CALL TO ORDER** A meeting of the Flathead County Planning Board was called to order at approximately 6:15 pm. Board members present were Charles Lapp, Don Hines, Tim Calaway, Kim Fleming, and Kathy Robertson. Cal Scott, Jeff Larsen, Frank DeKort, and Gene Dziza had excused absences. Eric Giles, Traci Sears-Tull and Jeff Harris represented the Flathead County Planning & Zoning Office (FCPZ).
- There were approximately 30 people in the audience.
- PUBLIC REVIEW** Hines reviewed the public hearing process for the public.
- AMENDMENT/
SEMITOOL** A request to amend the map of the Flathead County Growth Policy submitted by Semitool, Inc. The request is to designate the tracts as Light Industrial rather than agricultural/silviculture. The property is located on West Reserve Drive, east of Highway 93, and contains 70.38 acres. The property can further be described as Tracts 3E, 3D, and 3CA in Section 30, Township 29 North, Range 21 West, P.M.M., Flathead County, Montana.
- STAFF REPORT** Jeff Harris reviewed Staff Report FPMA-05-06 for the Board.
- BOARD
DISCUSSION** The Board discussed how this particular proposal makes sense. There was no other discussion.
- MOTION** Robertson made a motion, seconded by Fleming, to adopt Staff Report FPMA-05-06 as findings of fact and recommended approval to the County Commissioners.
- ROLL CALL** On a roll call vote the motion passed unanimously.
- PRELIMINARY
PLAT/
WHITEFISH
RIVER RANCH
SOUTH** A request by Whitefish River Properties, LLP for Preliminary Plat approval of Whitefish River Ranch South, a sixty-two (62) lot (47 single family and 15 townhomes) residential subdivision on 78.904 acres. All lots in the subdivision are proposed to have public water and multiple user sewer systems. The property is located at 1328 Trumble Creek Road, and can further be described as Tracts 3H, 3K, 3, 3BAA, and 3B in Section 16, Township 29 North, Range 21 West, P.M.M., Flathead County, Montana.
- STAFF REPORT** Traci Sears-Tull reviewed Staff Report FPP-05-65 for the Board.
- PUBLIC
COMMENT** Six people commented on this proposal.
- BOARD** The Board discussed their concerns about the bike/pedestrian easement

DISCUSSION

and the public having access to the river corridor. Discussion was also held regarding the density. Board members were given some new information the night of the meeting, through no fault of anyone, and did not have time to review it. There was discussion and a motion by Robertson to continue the hearing at another meeting. The motion failed due to lack of a second. Fleming made a motion to add signage so that the public is aware there is an access across the northern portion of the lots along the River corridor. The motion failed due to lack of a second. Fleming made a motion seconded by Robertson to add language to Condition #8 stating that the easement along Trumble Creek Road is measured 40 feet from the center line of the County right-of-way. This motion passed unanimously.

MOTION

Calaway made a motion, seconded by Lapp, to adopt Staff Report FPP-05-65 as findings of fact, with amended conditions and recommended approval to the County Commissioners.

ROLL CALL

On a roll call vote the motion failed 3-2 with Robertson, Hines, and Fleming dissenting.

**PRELIMINARY
PLAT/
BONNIE ACRES**

A request by Bonnie Kenny for Preliminary Plat approval of the Resubdivision of Lot 1 of Bonnie Acres, a two (2) lot single family subdivision on 4.97 acres. All lots in the subdivision are proposed to have individual water and sewer systems. The property is located at 1680 Conn Road, and can further be described as Bonnie Acres Lot 1 in Section 22, Township 30 North, Range 21 West, P.M.M., Flathead County, Montana.

STAFF REPORT

Eric Giles reviewed Staff Report FPP-05-62 for the Board.

**PUBLIC
COMMENT**

Two people commented on this proposal.

**BOARD
DISCUSSION**

None.

MOTION

Calaway made a motion, seconded by Robertson, to adopt Staff Report FPP-05-62 as findings of fact and recommended approval to the County Commissioners.

ROLL CALL

On a roll call vote the motion passed unanimously.

**PRELIMINARY
PLAT/FOX HILL
ESTATES PHASE
IV**

A request by Leighty Brothers Construction for Preliminary Plat approval of Fox Hill Estates Phase 4, a thirty-two (32) lot single family residential subdivision on 66.008 acres. All lots in the subdivision are proposed to have neighborhood water and sewer systems. The property is located off of Mennonite Church Road, and can further be described as a portion of Assessor's Tract 1 in Section 10, Township 28 North, Range 20 West, P.M.M., Flathead County, Montana.

STAFF REPORT	Eric Giles reviewed Staff Report FPP-05-66 for the Board
PUBLIC COMMENT	Five people commented on this proposal.
BOARD DISCUSSION	The Board discussed the road conditions of Mennonite Church Road and that they thought the lots were much smaller than the previous phases of this proposal.
MOTION	Calaway made a motion, seconded by Fleming, to adopt Staff Report FPP-05-66 as findings of fact and recommended approval to the County Commissioners.
ROLL CALL	On a roll call vote the motion passed unanimously.
NEW BUSINESS	None
OLD BUSINESS	None.
ADJOURNMENT	The meeting was adjourned at approximately 9:10 p.m. on a motion by Calaway seconded by Fleming. The next meeting will be held at 6:00 p.m. on November 16, 2005.

Don Hines, President

Mary Sevier, Recording Secretary

APPROVED AS SUBMITTED/CORRECTED: 12/7/05